



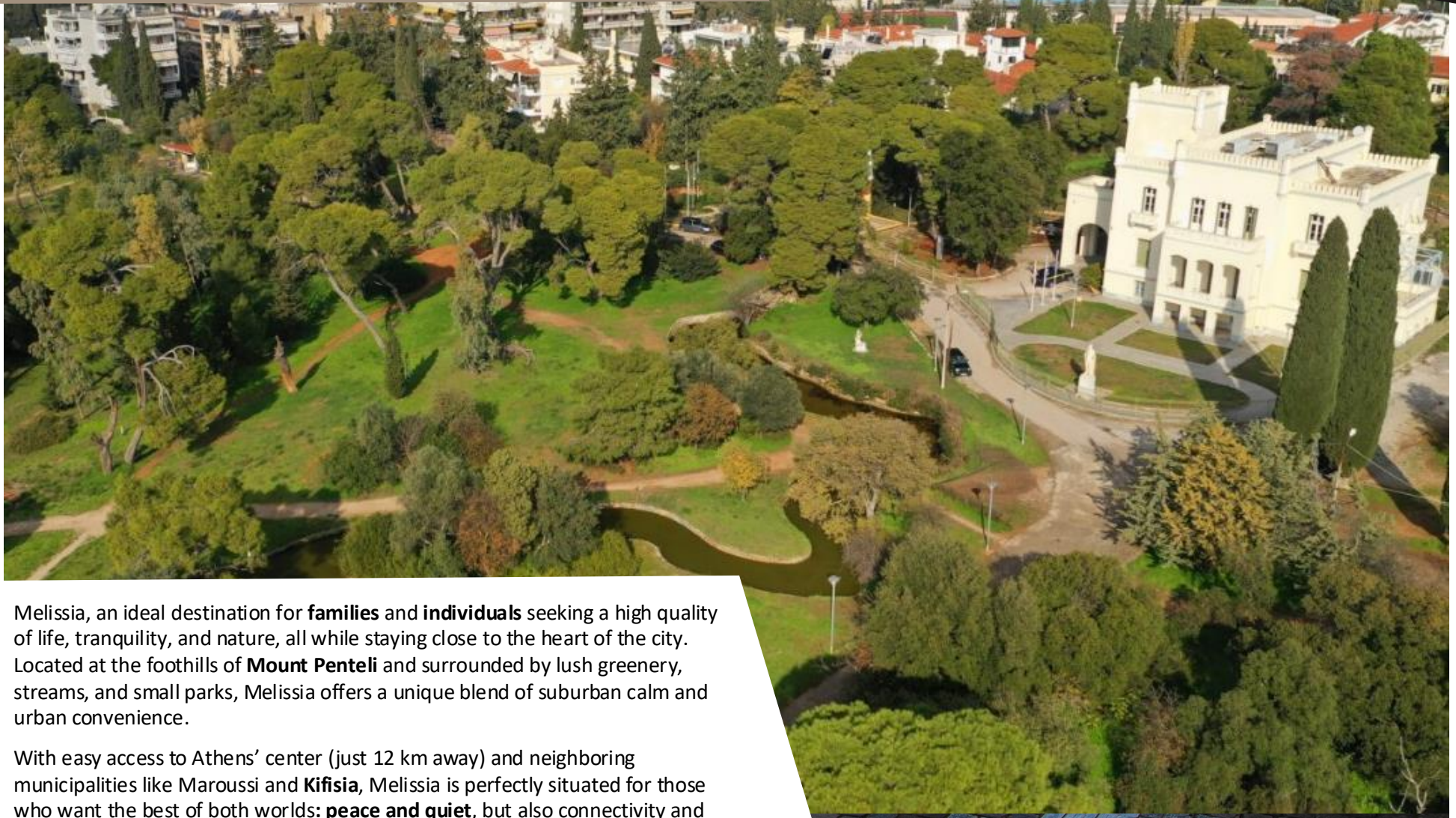
Melissia Terra Suites

PIGIS AVENUE, 16



VITRUVIUS
DEVELOPMENT | INVESTMENT

Welcome to Melissa



Melissa, an ideal destination for **families** and **individuals** seeking a high quality of life, tranquility, and nature, all while staying close to the heart of the city. Located at the foothills of **Mount Penteli** and surrounded by lush greenery, streams, and small parks, Melissa offers a unique blend of suburban calm and urban convenience.

With easy access to Athens' center (just 12 km away) and neighboring municipalities like Maroussi and **Kifisia**, Melissa is perfectly situated for those who want the best of both worlds: **peace and quiet**, but also connectivity and comfort.

Location



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This charming town has managed to **grow** and **modernize** without losing its authentic character. Melissa is a place where children can play safely in neighborhood squares and green spaces, and adults can enjoy a slower, more relaxed pace of life, while still having everything they need within **arm's reach**.

Melissia is also investing in its future through the revitalization of the **Zoodochos Pigi Grove** and the pedestrianization of the streamside areas, it shows a clear commitment to preserving green space and improving everyday life for its residents.



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MELISSIA TERRA SUITES


PIGIS AVENUE, 16


This **bold** architectural project will convert the former structure into **12 stunning one-bedroom residences**, each one thoughtfully designed to offer elegance, comfort, and functionality in equal measure. Every apartment will come **fully furnished**, with curated interiors that combine contemporary aesthetics with timeless quality. Open-plan layouts, modern kitchens, stylish bathrooms, and natural light will create spaces that feel both luxurious and livable — perfect for young professionals, couples, or even as smart investment opportunities.

But what truly sets this development apart is what lies beyond the front door. Each unit includes its **own private underground parking** space, offering both convenience and security — a rare feature in many suburban developments. In the back, a beautifully landscaped shared **garden** and **private backyards** for ground-floor units provide a peaceful outdoor retreat, ideal for relaxing, gardening, or hosting friends

A perfect blend of past and future — a once-forgotten building, now becoming a vibrant part of Melissa's residential charm.


Points of interest


 **4.1 km** (12' drive)
Kifissia Shopping Centre


 **600 m** (11' walk)
Public Elementary School

 **400 m** (5' walk)
Bus stop

 **3.3 km** (12' drive)
Metropolitan College


 **500 m** (8' walk)
Public Swimming Pool

 **2.1 km** (9' drive)
Sismanogleio Hospital


 **230 m** (4' walk)
Pharmacy

Melissia Terra Suites


 **4 km** (15' drive)
Byron British International School


 **600 m** (9' walk)
Alterlife Gym


 **800 m** (11' walk)
Amalia Fleming Hospital

 **240 m** (4' walk)
Supermarket

 **1.3 km** (5' drive)
Tennis Club

 **3.9 km** (17' drive)
Marousi Train Station

 **5.6 km** (19' drive)
The Mall Athens

 **4.4 km** (15' drive)
Plakentias Metro Station



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The apartments

GROUND FLOOR

G1	33.45 m ²
G2	33.49 m ²
G3	45.31 m ²
G4	42.46 m ²
G5	42.66 m ²
G6	47.12 m ²

1ST FLOOR

A1	33.70 m ²
A2	37.37 m ²
A3	39.83 m ²
A4	35.22 m ²
A5	42 m ²
A6	40.94 m ²





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Ground Floor

Apt GF1



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Apartment

Bathroom	1
Living Area	33.45 m ²
Backyard	26.3 m ²

+ parking spot
+ storage room

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

PIGIS AVENUE, 16

Ground Floor

Apt GF2



VITRUVIUS
DEVELOPMENT | INVESTMENT



Apartment

Bathroom	1
Living Area	33.49 m ²
Backyard	43 m ²

+ parking spot
+ storage room

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

PIGIS AVENUE, 16

Ground Floor

Apt GF3



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DEVELOPMENT | INVESTMENT



Apartment

Bathroom	1
Living Area	45.31 m ²
Backyard	38.07 m ²

+ parking spot
+ storage room

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

PIGIS AVENUE, 16

Ground Floor

Apt GF4



VITRUVIUS
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Apartment

Bathroom	1
Living Area	42.46 m ²
Backyard	30.11 m ²

+ parking spot
+ storage room

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

PIGIS AVENUE, 16

Ground Floor

Apt GF5



Apartment

Bathroom	1
Living Area	42.66 m ²
Backyard	30.06 m ²

+ parking spot
+ storage room

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

PIGIS AVENUE, 16

Ground Floor

Apt GF6



VITRUVIUS
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Apartment

Bathroom	1
Living Area	47.12 m ²
Backyard	33.19 m ²

+ parking spot
+ storage room

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

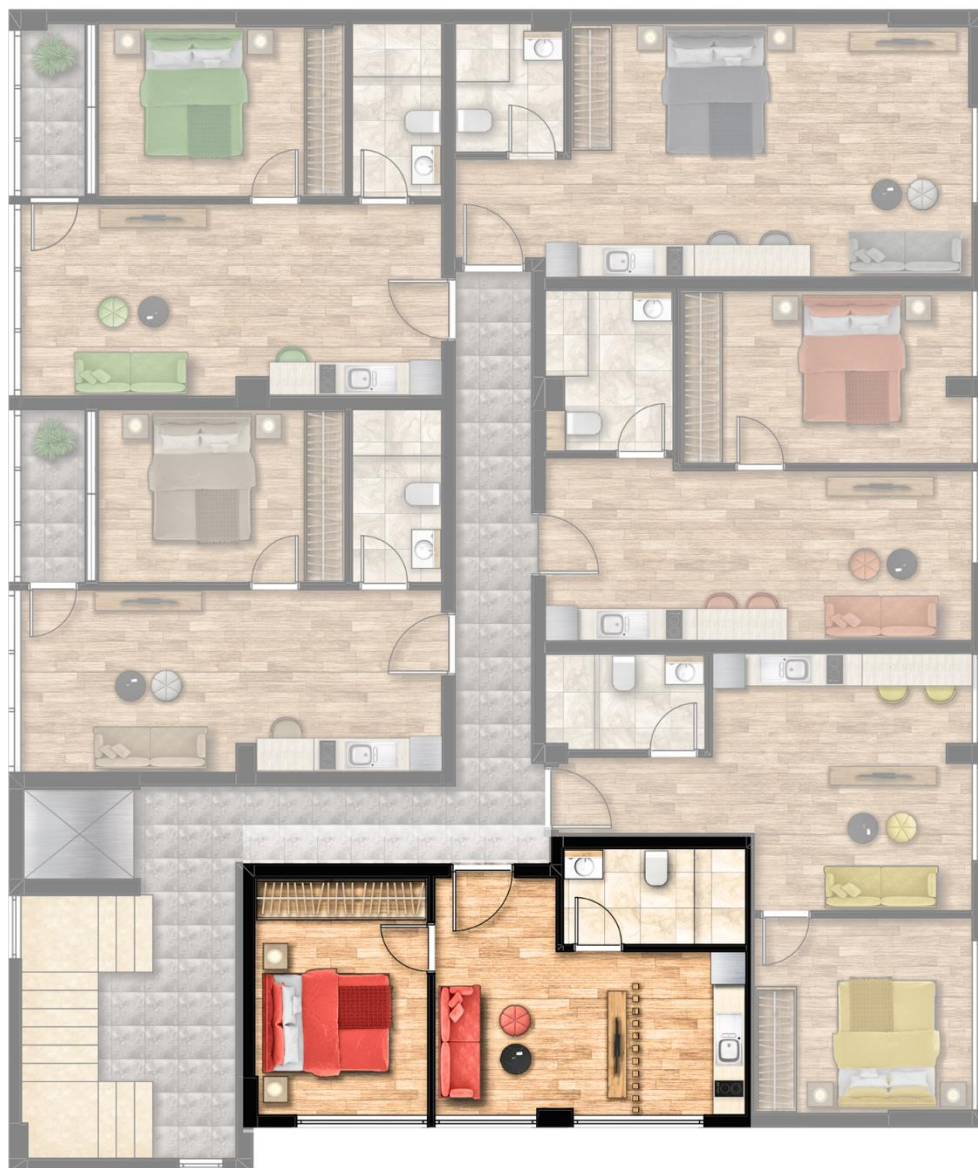
PIGIS AVENUE, 16

1st Floor

Apt A1



VITRUVIUS
DEVELOPMENT | INVESTMENT



Apartment

Bathroom	1
Living Area	33.70 m ²
Balcony	1

+ parking spot
+ storage room

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

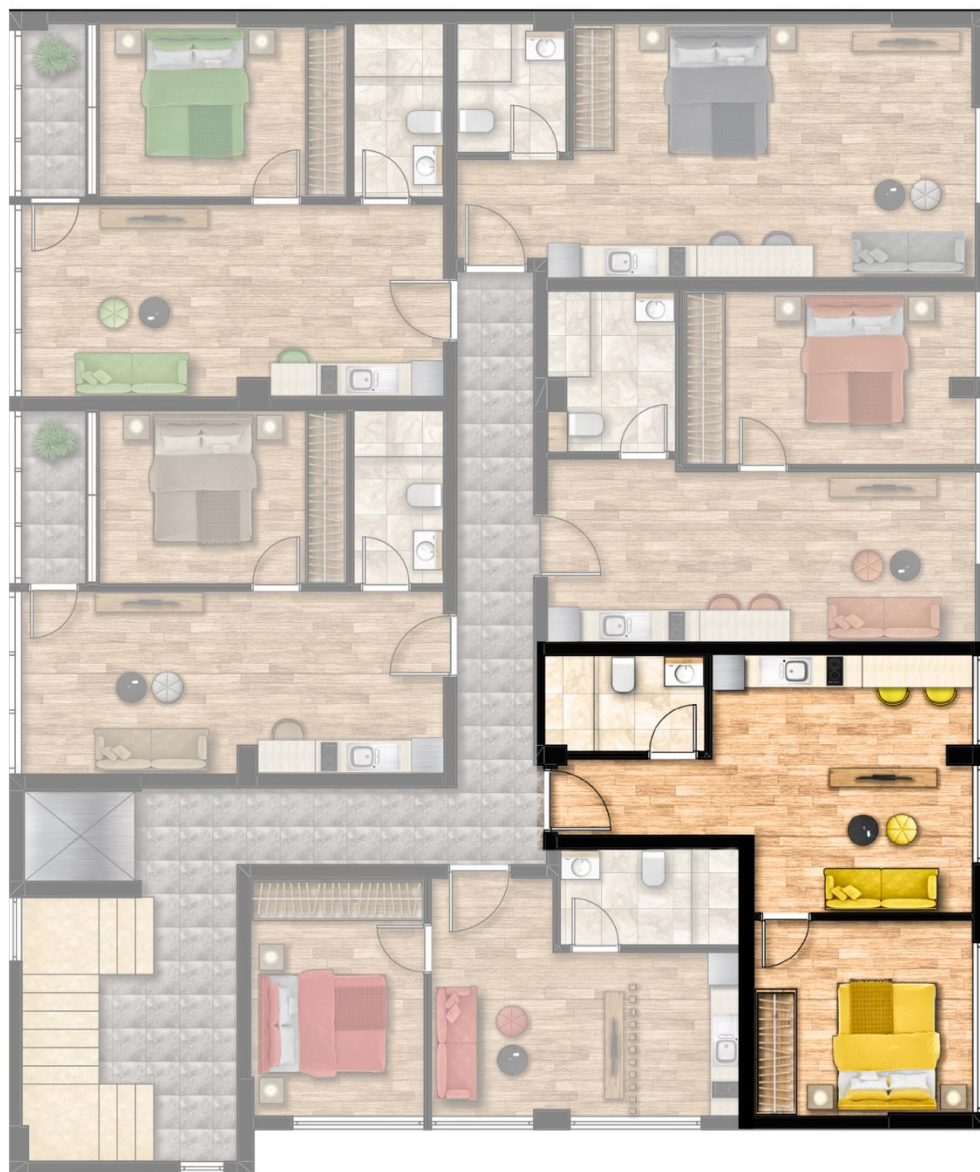
PIGIS AVENUE, 16

1st Floor

Apt A2



VITRUVIUS
DEVELOPMENT | INVESTMENT



Apartment

Bathroom	1
Living Area	37.37 m ²
Balcony	1
+ parking spot	
+ storage room	

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

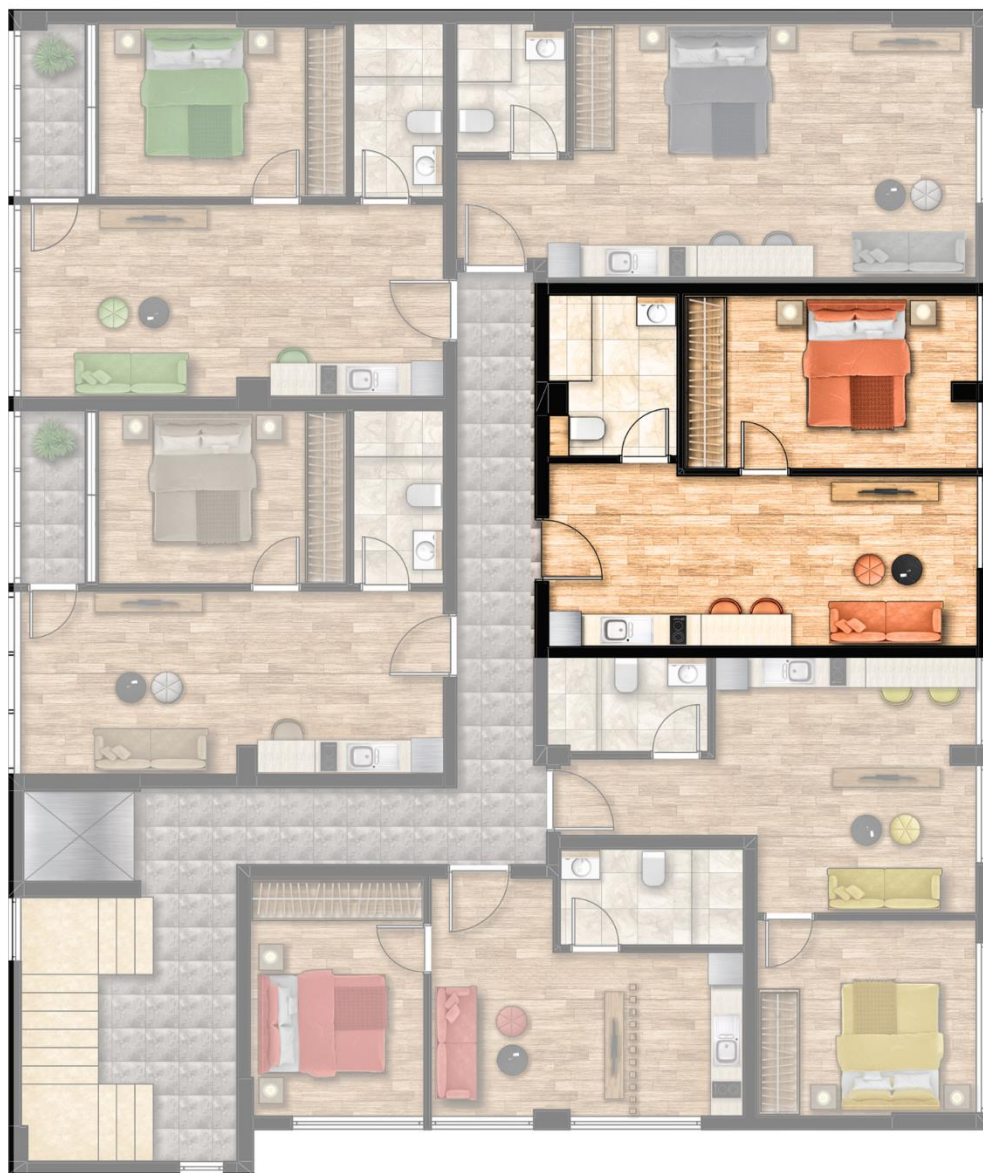
PIGIS AVENUE, 16

1st Floor

Apt A3



VITRUVIUS
DEVELOPMENT | INVESTMENT



Apartment

Bathroom	1
Living Area	39.83 m ²
Balcony	1
+ parking spot	
+ storage room	

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

PIGIS AVENUE, 16

1st Floor

Apt A4



VITRUVIUS
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Apartment

Bathroom	1
Living Area	35.22 m ²
Balcony	1

+ parking spot
+ storage room

Fully furnished and equipped:

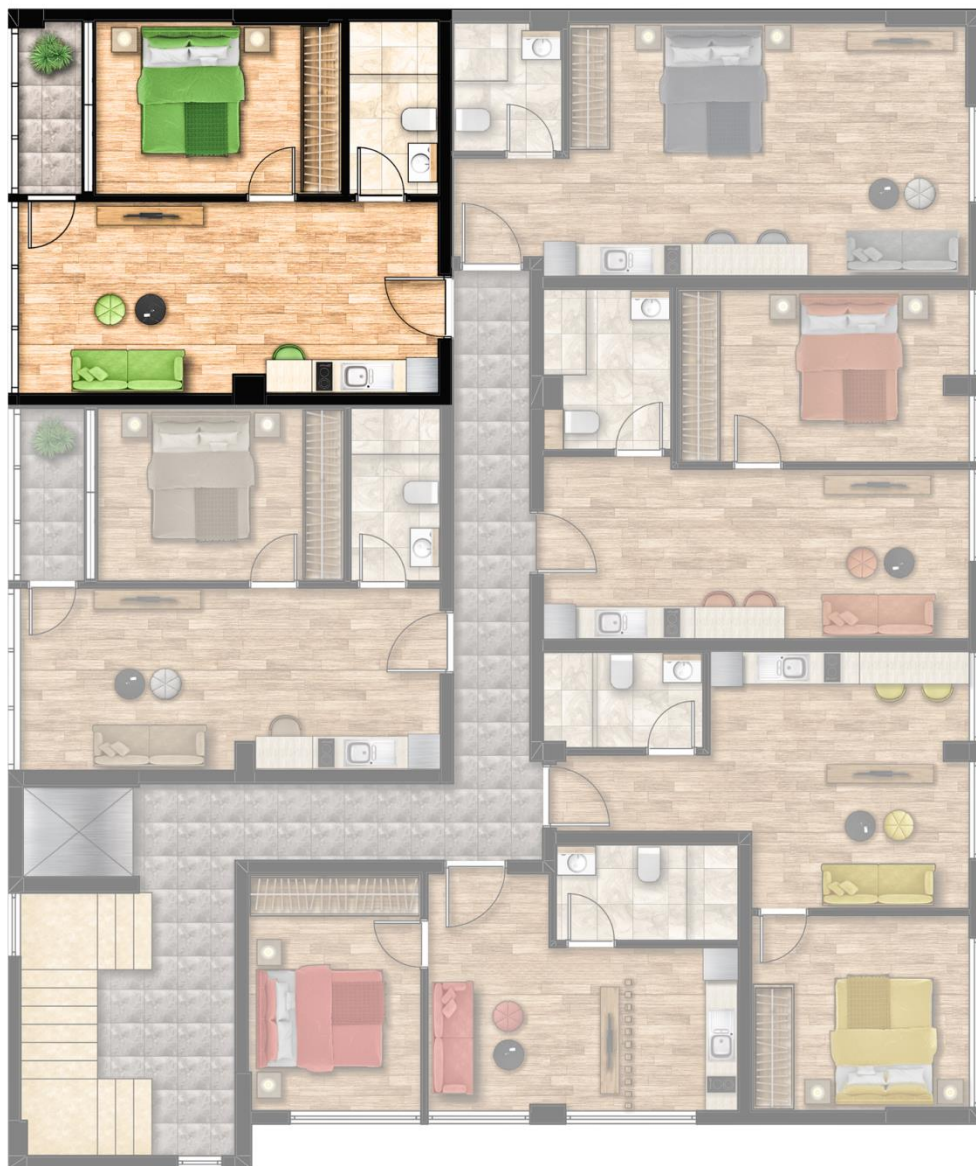
- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

PIGIS AVENUE, 16



1st Floor

Apt A5



VITRUVIUS
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Apartment

Bathroom	1
Living Area	42 m ²
Balcony	1

+ parking spot
+ storage room

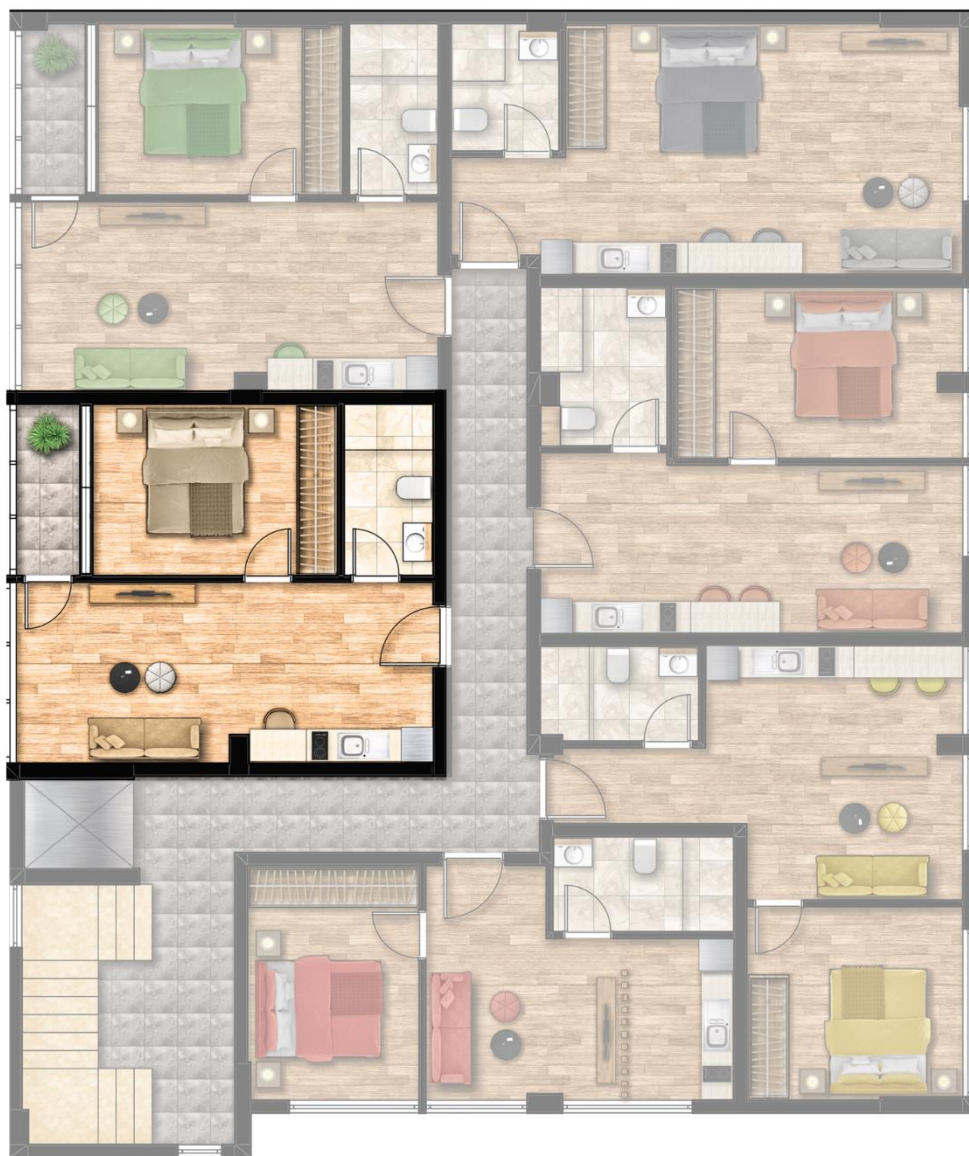
Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

PIGIS AVENUE, 16

1st Floor

Apt A6



VITRUVIUS
DEVELOPMENT | INVESTMENT

Apartment

Bathroom	1
Living Area	40.94 m ²
Balcony	1

+ parking spot
+ storage room

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

PIGIS AVENUE, 16

Investment
Real estate development
Property management
Residence permit



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